

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Sovereign Development Group

Case #: 43-R-01

Date: March 27, 2001

Comments:

1. Need an accessible route from the street.

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Division: Police

Member: Robert Dodder
759-6421 beeper 497-0628

Project Name: Sovereign Dev. Group.

Case #: 43-R-01

Date: 3-27-01

Comments:

1. What type of perimeter control will be used for the parking lot?
2. The parking lot lighting and the tree canopies may be in conflict. If the light fixture is at a height greater than the tree canopy and in close proximity to the tree, the flow of lumens will be blocked, negating the purpose of the light.
3. An intrusion detection system is strongly suggested.

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Division: Airport

Member: Alex Erskine 938-4966

Project Name: Sovereign Development Group

Case #: 43-R-01

Date: March 27, 2001

Comments:

A Notice of Proposed Construction or Alteration form must be filed with the FAA if any construction crane or equipment will exceed 40 feet above the ground. Please contact me at the number listed above for the appropriate forms if it is determined that any construction crane or equipment will exceed 40 feet in height.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Sovereign Development Group

Case #: 43-R-01

Date: 3/27/01

Comments:

1. Provide a text narrative of business operation.
2. Provide design details of dumpster enclosure in accordance with section 47-19.4.
3. Provide a photometric lighting plan in accordance section 47-20.14 prior to final DRC review.
4. Provide a Type II loading zone in accordance with section 47-20.2. Table 2.
5. Signs shall comply with section 47-22.
6. Roof mounted equipment shall be screened in accordance with section 47-19.2.Z.
7. Additional comments may be discussed at DRC meeting.

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SITE PLAN REVIEW AND COMMENT REPORT

Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Sovereign Development Group

Case #: 43-R-01

Date: 3/27/01

Comments:

1. Since there is cross access between this parcel and the adjoining parcel to the south (as well as parking reconfiguration), that parcel needs to meet the appropriate requirements of the Landscape Ordinance for Vehicular Use Areas. Provide a Landscape Plan that shows how these requirements are met. Also, according to the Site Plan there appears to be reconfiguration of the V.U.A. of the parcel to the north. Verify the appropriate Landscape Code requirements.
2. Verify street tree requirements for this and adjacent parcels. This would include the parcel that has cross access as well as an adjacent parcel if it would have unity of title. Provide the appropriate Landscape design.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. Provide the "equivalent replacement" calculations for trees removed. Note that replacement for shade or flowering trees cannot be palms.
5. Show required curbing (which is required at the nose of peninsula tree islands).
6. What are the trees labeled "BS"; they are not shown on the plant list.
7. There is a min. 2 ½' buffer required where a V.U.A. adjoins an abutting property. There appears to be a deficiency on the south and west sides.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Sovereign Development Group

Case #: 43-R-01

Date: March 27, 2001

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Kevin Erwin
627-6534

Project Name: Sovereign IV Business Center

Case #: 43-R-01

Date: March 27, 2001

Comments: 28,400 sq ft warehouse at 3001 S.W. 3rd Avenue in I zoning.

1. This is a new use and must meet all current code requirements for warehouse in an I Zone.
2. Provide a list of proposed uses/tenants and a narrative of those operations.
3. Show building outlines of the buildings to the west in plan view.
4. Provide a copy of the cross access agreement with the property to the south. Will there be any access to or from the property to the west.
5. Show dimensions to centerline of S.W 3rd Avenue.
6. Show location of trash receptacles/dumpster.
7. Dimension all landscape areas.
8. Indicate zoning of all adjacent parcels on the site plan.
9. Discuss providing a 5' sidewalk along S.W 3rd Avenue with Engineering Rep.
10. A Type II loading zone is required, show location of same on site plan.
11. Provide a photometric diagram for the parking area and show location of all exterior light fixtures and wall packs.
12. Final DRC sign offs must be obtained within 90 days of this meeting.
13. Additional comments may be forthcoming at the DRC meeting.

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SITE PLAN REVIEW AND COMMENT
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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Sovereign Development Group

Case #: 43-R-01

Date: March 27, 2001

Comments:

1. Sewer and water impact fees for this shell warehouse building will be approximately \$7,000.
2. Provide site plan showing storm water retention and related calculations.
3. Provide site plan showing water meter location and related water services.
4. Provide site plan showing sewer services to building.

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SITE PLAN REVIEW AND COMMENT
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Division: Fire

Member: Albert Weber
761-5875

Project Name: Sovereign Development

Case #: 43-R-01

Date: 3-21-01

Comments:

Show hydrant and fire main, also new building may not interfere with any existing fire lane.

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Division: Engineering

Member: Tim Welch
761-5123

Project Name: Sovereign Development

Case #: 43-R-01

Date: 3-27-01

Comments:

Engineering Comments will be available at the DRC Meeting.